

COUNCIL MEETING MINUTES  
Tuesday May 26<sup>th</sup>, 2026, 5:30 P.M.  
City Hall Council Chambers  
115 N 3<sup>rd</sup> Street

The Council of the City of Oregon met Tuesday May 26<sup>th</sup>, 2026, at 5:30 P.M.

The meeting was held at City Hall in the Council Chambers and on Zoom.

Present: Mayor Ken Williams  
Council Member Terry Schuster  
Council Member Melanie Cozzi  
Council Member Tim Krug  
Council Member Josiah Flanagan  
City Manager Darin DeHaan  
Chief of Police Matt Kalnins  
City Attorney Paul Chadwick  
City Clerk Cheryl Hilton

Also Present: Earleen Hinton and Josh Pickering.

Present via Zoom: Bill Covell.

Mayor Ken Williams called the meeting to order at 5:30pm.

Council Members Cozzi, Flanagan, Krug, Schuster, and Mayor Williams answered roll call. A quorum was present.

City Manager Darin DeHaan started the pledge of allegiance.

**Presentations**

None.

**Proclamations, Commendations, Swear In, Etc.**

None.

**Public Comment**

None.

**Approval of Minutes**

Council Member Josiah Flanagan moved to approve May 12<sup>th</sup>, 2026, minutes, Seconded by Council Member Melanie Cozzi.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

**Approval of Warrants & Payroll**

Council Member Tim Krug moved to approve payroll in the amount of \$65,780.45 and the current warrants as listed:

a5 Group, Inc	\$4,331.25
Amazon Capital Services, Inc	\$1,006.82
Ancel Glink, P.C.	\$1,432.00
Blue Cross Blue Shield	\$21,531.13
Bobcat of Dixon	\$576.18
Caspers Home Inspection	\$1,550.00

Cintas	\$150.85
CIT Trucks - Rockford	\$834.90
City of Oregon	\$5,500.00
Comcast	\$872.47
Comcast	\$1,031.82
Conserv FS Inc	\$225.00
Dixon Paint Co	\$12,209.00
Ecolab	\$316.46
EM Benefits	\$1,822.66
Fehr Graham & Associates, LLC	\$2,000.00
Ferguson Enterprises LLC #3326	\$689.85
Fischer's	\$537.88
Hands on Oregon	\$750.00
Hawkins, Inc	\$712.84
Illinois Prosecutor Services LLC	\$100.00
International Code Council	\$170.00
Jeff Pennington	\$40.00
Ken Williams	\$25.00
Ken Williams	\$1,043.70
Kevin Most	\$75.87
M and A Mechanical Corporation	\$1,115.48
Manheim Solutions	\$1,666.00
Martin and Company Excavating	\$3,500.00
Menards	\$234.92
NAPA	\$272.43
Nicor	\$198.86
Northern Illinois Disposal Services	\$1,009.80
Ogle County Clerk and Recorder	\$438.00
Oregon Rotary	\$115.00
Pace Analytical Services	\$350.00
Polo Cooperative Association	\$5,153.61
Postmaster	\$815.57
Steve Benesh & Sons	\$4,556.42
Sun Life Financial	\$415.51
Taryn Bradley	\$780.00
Verizon	\$927.24
Visa	\$3,845.34
Zoro Tools, Inc	\$970.23
	<b>\$85,900.09</b>

Seconded by Council Member Melanie Cozzi.

**Discussion:** Council Member Tim Krug asked about the payment to Steve Benesh & Sons. The payment was for downtown flower beds and rock.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

### Ordinances

Council Member Terry Schuster moved to approve Ordinance 2026-007 Approving and Authorizing the Execution of a Tax Increment Financing District Redevelopment Agreement by and between the City of Oregon and Marc & Michelle Mongan and Monhow Enterprises, LLC up to a total amount not to exceed Fifty Thousand Dollars, Seconded by Council Member Tim Krug.

**Discussion:** City Manager Darin DeHaan said the request is to rehab the old M&M grocery store located on Pines Road. Currently there is a coffee shop, a boutique, and an event space. The owner would like to build out more suites for retail and services. The agreement is a five-year forgivable loan. The city would be reimbursed with interest if the owner walked away from the project. If the agreement is approved the owner is ready to get started. The owners have already made a large investment in the property. The City Council discussed the potential for an increase in sales tax revenue with the addition of retail suites.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

### **Resolutions**

Council Member Josiah Flanagan move to approve Resolution 2026-09 Disposal of Personal Property, Seconded by Council Member Melanie Cozzi.

**Discussion:** Public Works Director Bill Covell had the opportunity to purchase a new paint striping machine at half the cost. The list contains the old machine as well as miscellaneous items from the old foundry the city purchased on S. 1<sup>st</sup> Street.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

### **Motions**

Council Member Terry Schuster moved to approve the recommendation from Planning Commission for a Special Use Permit for a Short-Term Rental located at 713 Franklin Street parcel #16-04-291-003 submitted by Caitlin Bruns, Seconded by Council Member Tim Krug.

**Discussion:** The Planning Committee approved the request at their last meeting. A neighbor also attended the planning meeting and spoke in favor of the request.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

Council Member Melanie Cozzi moved to table indefinitely a Façade Grant for Chrissy's Corner located at 17 N. River Road Parcel #16-03-252-021, Seconded by Council Member Tim Krug.

**Discussion:** Mayor Ken Williams stated the request for the façade grant was withdrawn by the requestor.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

### **Discussion Items**

None.

### **Board & Commission Reports**

**Economic & Community Development:** City Manager Darin DeHaan will be attending a meeting on Friday with Lee, Whiteside, and Ogle County representatives to discuss a multi-wide county approach to the housing project with IHDA.

**Finance:** Appropriation ordinance and a preliminary budget will be presented to the City Council at the next meeting. A public hearing will need to be scheduled.

**Tree Board:** Josh Pickering has brought some great ideas to the Tree Board. They will be presented to the City Council soon.

**Public Art Commission:** City Manager Darin DeHaan said there may be a new member added to the committee.

**250<sup>th</sup> Commemoration Committee:** Scheduled events are available on the city website. City Manager Darin DeHaan has also created events on Facebook. The committee is still working on the bike parade. He also invited the City Council to join a team for the tug of war. Residents can also sign up to participate in the most patriotic home decorating contest online via the city website or on the cities Facebook post. He thanked the committee for their hard work on the events. City sponsorship for the events was paid for with ARPA funds.

### **Department & Officer Reports**

**City Attorney Paul Chadwick:** He has been working on pending litigation items that need to be discussed in executive session.

### **Council Reports**

**Council Member Melanie Cozzi:** Appreciated the opportunity to attend the recent Leadership Summit held in Dixon.

**Mayor Ken Williams:** Thanked the 250<sup>th</sup> Commemoration Committee. He said at the last mayor's meeting no other community at that time had planned to hold events in celebration of the anniversary.

Council Member Tim Krug moved to go into Executive Session to discuss pending litigation at 5:51pm., Seconded by Council Member Melanie Cozzi.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

Council Member Tim Krug moved to adjourn the meeting, Seconded by Council Member Melanie Cozzi.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

Adjourn: 6:30 P.M.

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Ken Williams, Mayor

Attest: \_\_\_\_\_  
Cheryl Hilton, City Clerk